

Application

Senior Center

Idaho Community Development Block Grant

March 6, 2009

Weiser Senior Citizens Center



Submitted by: **The City of Weiser**
John R. Walker, Mayor

Prepared by:

Shawn Charters Consulting

139 S. Commercial, Emmett, ID 83607

741-1113

shawn@blackcanyon.us

March 3, 2009

Don Dietrich
Idaho Department of Commerce
P. O. Box 83720
Boise, ID 83720-0093

Dear Mr. Dietrich:

The City of Weiser on behalf of the Weiser Senior Citizens respectfully submits this application for an Idaho Community Development Block Grant.

This application is for \$150,000 in ICDBG funds to construct a new Senior Center Facility in Weiser. The current facility contains numerous code violations and does not meet the needs of the seniors. An analysis was completed that resulted in the recommendation that a new facility be constructed instead of renovating the existing facility. The cost to renovate is as much or more than constructing a new building. In addition to the cost of constructing new, the seniors would be without a meeting space during construction.

The seniors have been conducting multiple fund raising campaigns for the past six years and have accumulated over \$462,755 in local cash and in-kind resources. Upon completion, the Weiser Senior Center will be fully accessible to persons with disabilities.

The City of Weiser appreciates the opportunity to present this ICDBG application and look forward to your support of our grant request.

Sincerely,

John R. Walker
Mayor

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- b. Environmental Review Letters

B. Outreach & Input Process

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- b. Public Hearing Notice
- c. Affidavit of Publication
- d. Minutes of Public Hearing

C. Resolutions

- a. Fair Housing Resolution
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D. Area Maps

- a. Regional Map

E. Cost Estimates

- a. Project Cost Estimate
- b. Match Documentation
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F. Project Support

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G. News Articles & Activities

IV. ICDBG Application Information Form

Applicant: The City of Weiser Chief Elected Official: John R. Walker, Mayor
 Address: 55 W. Idaho Street, Weiser, ID 83672 Phone: 208-414-1965

Sub recipient (if applicable): NA Chief Elected Official: _____
 Address: _____ Phone: _____

Application Prepared by Shawn Charters Phone: 208-741-1113
 Address: 139 S. Commercial, Emmett, ID 83617

Architect/Engineer/Planner: Dion Zimmerman, Gowland Johanson & Zimmerman Architects Phone: 208-642-4452
 Address: 400 South Main, Payette, ID 83661

NATIONAL OBJECTIVE (MARK ONE)

☐ LMI Area ☒ LMI Clientele
☐ LMI Jobs ☐ Slum & Blight
☐ Imminent Threat

PROJECT TYPE (MARK ONE)

☐ Public Facility/ Housing ☐ Community Center
☐ Economic Development ☒ Senior Center
☐ Imminent Threat ☐ Other

PROJECT POPULATION TO BENEFIT (PERSONS): (Census/Survey/Clients/Jobs)

TOTAL # TO BENEFIT: 991 Seniors

TOTAL # LMI TO BENEFIT: 991 seniors

% LMI TO BENEFIT: 100%

% MINORITY POPULATION: 45.6%

PROJECT DESCRIPTION: This application is for a \$150,000 ICDBG grant that will be used to construct a new Senior Center Facility in Weiser.

SOURCE	AMOUNT	DATE APPLICATION SUBMITTED	RESERVED/ CONDITIONAL AWARD	FUNDS COMMITTED/ CONTRACT AWARD DATE	DOCUMENTATION IN APPENDIX ***
ICDBG	150,000				
Local Cash	194,339				E
Local Loan*					
Local In-Kind**	293,416				E
USDA-RD Loan	200,000				
EDA Grant					
State Grant					
Foundation Grant					
Private Investment					
Other (identify)					
TOTAL PROJECT FINANCING	837,755				

* Identify Loan Source(s) USDA Date Bond or Necessary and Ordinary Passed NA.

**Describe In-Kind match by type (i.e. materials, labor, waived fees, land value) and amount.

***Identify which appendix corresponding documentation is in. Documentation should be a letter from the appropriate source.

V. EAC PAGE:

The Washington County Senior Citizens, Inc., dba Weiser Senior Citizens, Inc. was organized in 1967 and has continuously served the senior citizens of Weiser, and the entire surrounding community. Their mission is to secure, promote and provide essential services to enhance the quality of life for the elderly in a diverse and changing society. This challenge is met through advocacy, coordination, building alliances and promoting public awareness. Services offered include:

- Prepare and deliver nutritious meals to over 50 home bound and handicapped senior citizens on a daily basis. In addition over 1,000 congregate meals per month are served at the center.
- Provide a chore service for seniors and handicapped unable to perform household chores.
- Provide or arrange transportation for doctor, hospital and other medical appointments.
- Perform shopping and provide other necessary travel arrangements for those unable to drive.
- Partner with Orion Home Health and Care at Home by providing space for blood pressure monitoring, blood sugar screening, foot care clinics and other in home care services.
- Partner with Idaho Southwest District Health for flu and pneumonia shots.
- Provide information and referral service for prescription drugs, housing, circuit breaker property tax relief, energy assistance, and income tax preparation.
- Provide meeting areas and luncheons for private businesses and civic clubs.
- Provide recreational activities such as exercise classes, dancing, fellowship dinners, and crafts.
- Serve as a designated Emergency Evacuation Center for the City of Weiser and Washington County.
- Serve as a monthly distribution center for Idaho Food Bank commodities.

The existing Senior Center was built in the 1940's as a grocery store. Since then the building has been used for a number of other businesses all adding to and remodeling as needed. The building does not meet the requirements of the American Disability Act (ADA), State Health Department, City Fire and Building Codes. An analysis has been done and the cost required to rehabilitate the existing facility was cost prohibitive. To this date the compliance agencies have chosen not to condemn or shut the facility down because of the valuable services provided.

The Weiser Senior Citizens have begun to build the "Weiser Community Building Project" on the property owned by the senior citizens. Roger and Carol Comer, Mountain States Construction, are donating their services as the general contractor for this project. The new 8,000 sq.ft. framed building is being constructed adjacent to the existing senior center building; enabling them to continue providing services to the seniors and the community. When the new facility is completed the old building will be salvaged and removed to create an adjacent parking area.

The senior citizens and community members have volunteered many hours toward fund raising. They have committed to and raised over \$418,795.00 for this project. The building is being constructed in three phases with completion scheduled by December 31, 2009. Phase I was completed February 28, 2009; the value of this phase is being used as matching funds for this grant. Phase II is scheduled for completion by October 31, 2009.

The new Senior Center will meet all local, state and federal building codes, providing a safe environment for all our citizens. It will allow expanded services to a growing population of seniors as well as serve as a cultural and community center accessible to the entire population of the surrounding area. This will create better and more permanent jobs for the area workforce.

Thank you for your attention and consideration for this worthy and drastically needed community project in Weiser, Idaho.

VI. Threshold Criteria

A. ELIGIBLE APPLICANT:

The applicant is a City ☒ The applicant is a County ☐

B. ELIGIBLE ACTIVITIES:

The proposed project includes constructing a new Senior Center Facility in Weiser, eliminating code violations found in the existing facility. The activities are eligible under ICDBG Section II, B, Public Facilities and Improvements (Community/Senior Centers).

C. NATIONAL OBJECTIVE: Complete only one of the following that corresponds to the National Objective to be met with the project.

C.2. Low-and-Moderate-Income Limited Clientele

The facility to be constructed will be a Senior Citizens Facility. The owner will be the Weiser Senior Citizens, Inc. They have been incorporated since April 5, 1971. The mission of the Weiser Senior Citizens is to secure, promote and provide essential services to enhance the quality of life for elders in a diverse and changing society. Some of the services they provide are to prepare and deliver nutritious meals to over 50 home bound and handicapped senior citizens on a daily basis. In addition to delivered meals they serve over 1,000 congregate meals per month at the center. The Senior also provide the following services: Respite program for caregivers, chore service for seniors, provide transportation for Doctor and Hospital appointments, perform shopping and other necessary travel, partner with Weiser Memorial Hospital Home Health by providing space for blood pressure monitoring, foot clinics and in home care services, partner with Southwest District Health for flu and pneumonia immunization shots, partner with Payette Sun Bridge for blood sugar screenings and blood pressure monitoring, provide referral service, recreational activities and is the Designated Emergency Evacuation Center for the City of Weiser and Washington County.

D. CITIZEN PARTICIPATION:

A copy of the plan, public notice, affidavit of publication, meeting minutes, and sign-in list of attendees is in **Attachment C**.

A. Citizen Participation Plan: The City of Weiser has adopted a Citizen Participation Plan and stands by its commitment to comply with the Plan as provided in **Attachment B**.

B. The notice of public hearing was published on February 12, 2009 with the public hearing held at 7:00 p.m. on February 23, 2009, at the Weiser City Hall in Weiser, Idaho.

Date of Notice: February 12, 2009 Date of Hearing: February 23, 2009

C. Other required civil rights compliance documents have been adopted and published by the City of Weiser. The Fair Housing Resolution and Residential Anti-displacement and Relocation Assistance Plan can be found in **Attachment C**.

- ☐ Fair Housing Resolution
- ☐ Grievance and Non-Discrimination
- ☐ Residential Anti-displacement and Relocation Assistance Plan
- ☐ Excessive Force Policy
- ☐ Certification Regarding Lobbying

E. STATEWIDE GOALS AND STRATEGIES:

This project meets the statewide goals of both preserving and enhancing suitable living environments and expanding economic opportunities. This project accomplishes these goals by increasing access to quality facilities and services which principally benefit the elderly citizens of Washington County and the City of Weiser which are classified as 100% LMI.

F. ADMINISTRATIVE CAPACITY:

The Weiser Senior Citizens have been working with Shawn Charters for the past two years with project planning and grant writing. Ms. Charters is a Certified Grant Administrator with over 20 years experience with administering numerous Community Development Block Grants. The Weiser Senior Citizens have hired Ms. Charters to provide grant administration services for this project.

Over the past few years the City of Weiser has been the recipient of Idaho Community Development Block Grant Funding and has successfully managed all projects with the Assistance of Shawn Charters with no monitoring findings.

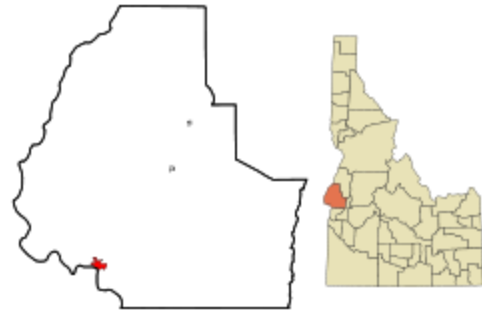
VII. **PROGRAM INCOME:**

Funds generated from this project will be used for operations and maintenance of the Senior Center.

VIII. **GENERAL PROJECT DESCRIPTION:**

A. **Community Description:**

Located at the confluence of the Weiser and Snake Rivers, Weiser was originally a fur trading area. The City was first incorporated in 1887 and became a City in May of 1900. During those years the main business portion of the community developed around the railway station at the south end of the current State Street. Early businesses developed along the current Commercial Street east and west from State Street. At one time the City of Weiser had three active hotels in the downtown area. These facilities, when operational, created a positive environment to the downtown retail area. Architecture was highlighted with facilities such as the Pythian Castle, all three hotels, and businesses such as the Haas hardware and Wheaton Theater. As time passed the City was the commercial hub of the upper Snake River Valley. J.C. Penney's, Montgomery Ward and the ID store were just a few of the retail outlets. With the installment of the State of Idaho sales tax and the interstate system through the neighboring community in Oregon (which did not and still does not have a sales tax) has greatly degraded the business opportunities within the City of Weiser.



The City has grown slowly with primarily an agricultural economy. The City is located on U.S. Highway 95 (N-S) and connects with Highway 201 from Oregon at the West end. The City has a hospital, high school, junior high school, two elementary schools, public library and attractive city parks and ball field facilities. In addition, the nearby, agricultural areas and streams are available for land and water based recreational activities. The City has a growing airport facility just three miles south with industrial activities.

The agricultural economic base is marginally diversified by secondary wood products industries and tourism (home of the National Old Time Fiddlers' Contest) and the Gateway to Hells Canyon.

B. Community Needs Assessment:

Facilities & Infrastructure	Poor	Fair	Good	Previously ICDBG funded last 10 years
Water			X	2002
Sewer		X		
Electrical			X	
Fire			X	
Hospitals			X	
Work Force Housing			X	
Roads		X		
Railroads			X	1999 Train Depot
Airport			X	
Broadband				
Senior Center	X			
Community Center			X	1998
Community Recreation Facilities				
Other			X	1999 Downtown

As you can see from the above Chart a new Senior Center is the priority project for the City of Weiser. This facility is utilized daily by not only seniors but all of the public. The current facility is in very poor shape. The bathrooms are not handicapped accessible, the floor is uneven, the ceiling has been supported with metal posts throughout the dining area, the gas furnaces hang at both entrances making it impossible to escape if there were a fire.

Jeff Batten, Health Inspector for Southwest District Health routinely inspects the kitchen facilities at the Weiser Senior Center. In **Attachment A** you will find the most recent inspection report from him which lists numerous findings along with a Letter of Support for the New Senior Center building.



Gas furnaces placed near exit doors



Pictured to the left are the entrance ways that are not handicapped accessible. Pictured above is the ceiling unit that leaks whenever it rains. A bucket is placed to catch the water and the cone tells seniors to be cautious of wet floor. Pictured below is the entrance to the bathroom. That is as far as a Wheel chair can access. There is no area to turn around to get out.

C. Project Description:

Maps of the project area are located in **Attachment F**.

The existing Senior Center was built in 1940 and was once the home of U-Tel-Em market, Ingersol's Market, a Motorcycle repair shop and a series of short-lived businesses. The buildings age and haphazard updating have created an "electrical nightmare" which along with the ceiling-mounted natural gas heating system, presents a constant and dangerous fire hazard. The current building does not meet the requirements of the Americans Disability Act (ADA), State Health Department, City Fire or Building Codes. An analysis has been done and the cost required to rehab the facility is more than that needed to construct a new facility. So far, the compliance agencies have chosen not to shut our facility down because of the much needed services that are provided, however if a new building is not constructed soon, the seniors will be forced to close their doors.



The Southwest District Health Department routinely inspects the facility and have issued warning which are included in **Attachment A**. Physical structural inadequacies are that

the countertops are wearing out, floor covering is cracked and sagging, the roof leaks when it rains, there is no food prep sink, there is raw wood in food storage area, walk-in wood surfaces are cracked and need paint, dry storage inadequate, small openings in building creates rodent problems, sprayer nozzle in need of repair, flaps are screwed into back of grill, missing light shields, ceiling has peeling paint. Inadequacies outside of the kitchen are the lack of handicapped accessible restrooms, metal poles have been installed throughout the dining room to hold the roof from collapsing. The heating units are located at the doors which would make it impossible to escape the building if there were a fire. The water plumbing is a mixture of galvanized pipe and copper tubing. Some of it is overhead and some is along the baseboards or stubbed up from the cement floors. This causes excessive damage when leaks or breaks occur.

The “Weiser Senior Center Community Building Project” will build a new Senior Center



on property currently owned by the Weiser Senior Center, Inc. The new 8,000 sq. ft. building will be constructed along side the existing senior center facility. This will enable the seniors to continue providing the much needed services while the new facility is being constructed. Once the new facility is complete the old building will be demolished to provide parking for the center.



The seniors have volunteered many hours toward fund raising activities. The project will be constructed in two phases. Phase I improvements have completed the site work, foundation, erection of the exterior of the building including framing, sheating, installations of windows, roof, rough-in of electrical and plumbing.

The top picture shows the existing senior center. The bottom picture shows Phase I of the New Senior Center. The old Senior Center will be demolished upon completion of the new center.

Phase II improvements will finish out the interior including installing siding, plumbing & fixtures, heating and cooling system, drywall, finish carpentry, cabinets, painting, flooring, installation of sidewalks and curbs.

Phase II will demolish the existing building and complete the parking lot improvements.

D. Project Land & Permits: Answer the following questions and attach documentation.

1. Has any land, buildings, easements or right-of-ways been purchased for this project? ☐ Yes ☒ No

How? _____

List the date of purchase _____

2. Will any land, buildings, easements or right-of-ways be needed for this project? ☐ Yes ☒ No

Status of the purchase: _____

3. Is anyone living on the land or in the structures at the proposed site? ☐ Yes ☒ No

4. Is any business being conducted on the land or in the structures at the proposed site? ☒ Yes ☐ No

5. Are there any businesses, individuals, or farms being displaced as a result of this project? ☐ Yes ☒ No

6. Are there permits that will be needed for the project; i.e. well, water rights, land application, demolition permits, zoning permit, air quality permit, etc? ☒ Yes ☐ No

Status of the permits (include plan for securing permits): _____

The project is in compliance with planning and zoning and a building permit is in place.

7. Describe the ownership/lease arrangements for the property involved in the project.

The Weiser Senior Center owns the property where the improvements will be constructed.

IX. BUDGET NARRATIVE:

Please see **Attachment E** for a complete set of cost estimates and funding sources.

Probable Project Costs:

Phase I Construction (Completed)	\$ 422,495
Phase II Construction	\$ 351,422
Grant Administration	\$ 15,000
Donated Grant Writing	\$ 1,475
Phase III Construction	\$ <u>47,363</u>
Total Project Costs	\$ 837,755

Probable Project Funding:

ICDBG	\$ 150,000
In-Kind Services	\$ 293,416
Weiser Senior Cash/Donations	\$ 194,339
USDA Loan	\$ <u>200,000</u>
Total Phase 1 Funding	\$ 837,755

The Weiser Senior Center has hired Dion Zimmerman with Gowland Johanson and Zimmerman Architects out of Payette to design the facility. Design, Plans and Specifications have been developed for the project. The plans have been used to complete all of the Phase I improvements. The costs for Phase II and Phase III have been updated and can be found in **Attachment E**.

The Weiser Senior Citizens have applied to USDA Rural Development for a loan to complete the Phase II and Phase III improvements. The loan is in the amount of \$250,000, however only \$200,000 is needed for this project. The additional \$50,000 will be used to retire a private loan fund that has been established by Senior Center Members to complete the Phase I Improvements. Please see Letter of Support from USDA Rural Development in **Attachment E**.

X. ICDBG Budget Form

Applicant or Grantee: City of Weiser

Project Name: Weiser Senior Citizens Center

LINE ITEMS	ICDBG Cash	City In-Kind	Local Cash	Local In-kind	State*	Local*	USDA Loan	Private In-Kind	Total
Administrative**			15,000						15,000
Land, Structures, Rights of Way				166,257					166,257
Architect			38,500						38,500
Construction	150,000	21,163	140,839	104,521			200,000		616,523
Legal & Audit									
Interim Financing									
Grant Writing								1,475	1,475
TOTAL COSTS**	150,000	21,163	194,339	270,778			200,000	1,475	837,755

*Identify funding source

**Administrative expenses and project planning design costs, when totaled, shall not exceed 10% of the total ICDBG amount.

XI. Detailed Cost Analysis

1. Have preliminary plans and specs been submitted to regulatory agencies for review?

 X Yes No

If yes, list date submitted: 10/08

If no, list expected date to be submitted:

2. Has final design (for bidding) begun?

 X Yes No

If yes, % complete: 100 %

If no, what is expected start date:

3. Will project include bid alternatives to meet project budget if necessary?

 X Yes No

4. Are Davis Bacon wage rates applicable to the project?

 X Yes No

If yes, are they included in the project costs?

 X Yes No

5. Have known environmental measures been included in project costs? (ex: dust mitigation, archaeological survey, storm water drainage, wetland mitigation etc.)

 X Yes No

6. What will expected construction contingency be at final design? 7 %

7. List the last date the owner and design professional discussed project design and details.

Date: 2/18/09

8. Design Professional Cost Estimate may be found in **Attachment E**.

XII. Project Schedule

Project Activity	Date (to be) Completed	Documentation in Appendix
Grant Administrator Procured	April 2005	
Eng/Architect Procured	January 2003	
Other Funding Secured	March 2009	E
Permits Identified & Secured	October 2008	
Sub recipient Agreement Drafted	NA	
Environmental Review Complete	April 2009	A
Complete 504 Requirements	August 2000	See Weiser Downtown Project
Complete Fair Housing Requirements	August 2000	See Weiser Downtown Project
Bids Advertised	July 2009	
Start Construction	August 2009	
Second Public Hearing	October 2009	
Certificate of Substantial Completion	December 2009	
Closeout	January 2010	

Name of Professional and Agency Contacts	Firm/Agency	Phone	Topic
Examples:			
Caryl Fausett	Weiser Senior Citizens	549-3897	Planning
Heath Price	USDA Rural Development	459-0761	Funding
David Tate	City of Weiser	414-1965	Planning
Pat Madarieta	Idaho Department of Commerce	334-2470	Funding
Shawn Charters	Shawn Charters Consulting	741-1113	Grant Writer and Environmental Review Officer
John R. Walker	City of Weiser, Mayor	414-1965	Support
Jeff Batton	Southwest District Health	549-2370	Support
Joe Qualls	Coldwell Banker Classic Properties		Land Appraisal
Sandi Handerson	Senior Center Coordinator	414-0750	Planning

XIII. Grantee and Sub-recipient Financial Profiles

Is the Grantee a (circle one)

City

County

If a sub-recipient, what type of Organization (circle one)

Water District

Sewer District

Homeowner's Association

For-Profit Company

Non-Profit Company

Water Association

Fire District

Hospital District

Other (please explain):

**INSTRUCTIONS

For all projects complete Sections III & IV

For all projects that pertain to water complete Section I, III, & IV.

For all projects that pertain to sewer complete Section II, III & IV.

Section I. Water System (only) - Input information for the water system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Water Source(s): ___ Wells ___ River ___ Lake ___ Springs
___ Purchase ___ Other

Water Treatment Method _____

Number of people served by the system _____

Number of hook-ups on the system _____

Number of equivalent dwelling units
(EDU's) on the system _____

Number of residential EDUs _____

Number of commercial EDUs _____

Number of industrial EDUs _____

Number of Wells _____

Number of Fire Hydrants _____

Storage Reservoir (gallons) _____

Water piping (linear feet) _____

Are all system users on meters _____

Are meters consistently read _____

For residential users, what is the average monthly

Water rate for 10,000 gallons \$ _____

When was the last rate increase _____

How much were the rates increased \$ _____

Annual water system revenue \$ _____

Current funds in capitol improvement account \$ _____

Current funds in reserve fund \$ _____

Total dollar amount owed by customers in arrears \$ _____

Annual water system expenses \$ _____

Residential Hook-Up Fee	\$ _____
Commercial Hook-up Fee	\$ _____
Industrial Hook-Up Fee	\$ _____

Value and description of assets:

Land	\$ _____
Buildings	\$ _____
Equipment	\$ _____
Other	\$ _____
Total Asset Value	\$ _____

Identify outstanding indebtedness:

Years remaining	Annual Payment	Lender
_____	_____	_____
_____	_____	_____
_____	_____	_____

Explain Water Conservation Methods Implemented: _____
_____.

Section II. Sewer System (only) Input information for the sewer system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Sewer Treatment Method _____

Do you have a Pre-treatment system? ☐ Yes ☐ No

Number of people served by the system	_____
Number of residential connection on the system	_____
Number of commercial connection on the system	_____
Number of industrial connection on the system	_____
Number of new connections within the last year	_____
Treatment System capacity (million gallons)	\$ _____
Sewer piping (linear feet)	_____
Number of lift stations	_____
What are the current residential sewer rates	\$ _____
When was the last rate increase	_____
How much were the rates increased	\$ _____
Residential Connection Fee	\$ _____
Commercial Connection Fee	\$ _____
Industrial Connection Fee	\$ _____

Annual sewer system revenue	\$ _____
Current funds in reserve account	\$ _____
Current funds in capitol improvement account	\$ _____
Current dollar amount owned by customers in arrears	\$ _____

Annual sewer system expenses	\$ _____
-------------------------------------	----------

Land	\$ _____
Buildings	\$ _____
Equipment	\$ _____
Other	\$ _____
Total Asset Value	\$ _____

Years remaining	Annual Payment	Lender
_____	_____	_____
_____	_____	_____
_____	_____	_____

A. Identify how the organization obtains its operating funding, i.e., bonds, district assessments, other:

Taxes

- B. Does the organization have taxing authority? X Yes ___ No (if no, skip to Section IV)
- I. Do you tax? X Yes ___ No
- a) If yes:
- (1) What is the tax rate? .004848448
- (2) What is the annual tax amount generated? \$823,501.00
- (3) What are the taxes used to pay for, i.e. equipment, operating expenses, etc.? Operations & Maintenance
- II. If your organization does not tax explain why. _____

Grantee Financial Summary (based on most current audit report)

Taxes	\$ 875,669
Licenses and Permits	\$ 104,358
Intergovernmental	\$ 410,210
Charge for Services	\$ 53,607
Miscellaneous	\$ 151,030
Other _____	\$ 689,297

\$ 2,284,171

Expenses

Total Annual Expenditures

\$2,284,171

Section V. All Applicants

Grantee Growth Management Planning

When was the comprehensive plan last updated? In Progress

Which of the following tools do you implement as land use measures and controls?

	Yes	No
Building Codes	<u>X</u>	<u> </u>
Historical Preservation	<u> </u>	<u>X</u>
Conventional Zoning Ordinances	<u>X</u>	<u> </u>
Other Zoning Options: (see below)		
Bonus or Incentive Zoning	<u> </u>	<u>X</u>
Example: allows for increased residential densities if developer will include affordable housing options		
Transfer of Development Rights	<u> </u>	<u>X</u>
Example: transfer development rights to areas where development is wanted and to restrict it in areas where it is not		
Planned Unit Development (PUD)	<u> </u>	<u>X</u>
Example: allows for creative and innovative design at same time creating amenities for public benefit. (mixed use development)		
Development Agreements	<u>X</u>	<u> </u>
Contract between municipality and developer. Municipality specifies what the developer may do and what they are required to do within project area.		

Do you currently implement any of the following?

	Yes	No
Economic Development Plan	<u> </u>	<u>X</u>
Development Impact Fees	<u> </u>	<u>X</u>
Local Option Tax (resort)	<u> </u>	<u>X</u>
Toll roads	<u> </u>	<u>X</u>
Distance Based Impact Fees	<u> </u>	<u>X</u>
Tree City USA	<u>X</u>	<u> </u>

XIV. Community Demographic Profile

Instructions: Complete the un-shaded areas using census data for the city/county applicant.

The census data can be located on our Web site at: <http://community.idaho.gov>

Name of Applicant: The City of Weiser.

	Total Pop. In Area
TOTAL POPULATION BENEFITED (if different from city/county population in census)	
TOTAL POPULATION IN APPLICANT'S AREA	5343
Male	2543
Female	2800
White	4335
Percent of Population	83.6
MINORITY POPULATION	
Black/African American	4
American Indian/Native Alaskan	43
Asian	64
Native Hawaiian or Pacific Islander	7
American Indian/Alaskan Native and White	84
Asian and White	77
Black/African American and White	13
American Indian/Alaskan Native and Black/African American	84
Other Mulit-Racial	837
Hispanic	1224
TOTAL MINORITY	2437
Percent of Population	45.8
SENIOR CITIZENS	
Total Persons 65 Years and Over	991
Percent of Population	18.5
DISABILITY STATUS	
Civilian Non-institutionalized Population 16 to 64	503
Percent with a Work Disability	19.3
Civilian Non-institutionalized Population 65 Years and Over	460
Percent with a Disability	50.5
FEMALE HEAD OF HOUSEHOLD	
Total Households	2018
Female Householder, No Husband Present	227
Percent of Households	11.2

XV. Review and Ranking Narrative:

Part B: Forms

I. Criticalness and Urgency of Problems

Physical Conditions (350 points)

		Problem or Need Rating		
		Violation of Laws/ Bldg. Codes/ Health and Safety Concerns	Health and Safety Problems	No Violations or Health and Safety Concerns
Identified in Project Description Narrative	Identification of Problem	Critical 3	Urgent 2	Nice to Have 1
	Physical Conditions: Structural Problems			
X	Roof		X	
	Walls		X	
X	Foundation	X		
X	Floors	X		
	Weatherization		X	
	Expansion for Adult Daycare			X
	New Center	X		
	Other			
	Interior Problems:			
X	Asbestos/lead based paint	X		
X	Bathrooms	X		
X	Access for persons with disabilities	X		
X	Electrical/plumbing/lighting	X		
X	Heating/air conditioning	X		
X	Fire safety	X		
	Unusable space		X	
	Other			
	Kitchen and Food Storage:			
X	Health inspection	X		
	Capacity of dry storage		X	
	Capacity of cold storage		X	
X	Equipment	X		
X	New Center	X		
	Other			
	Access for Persons with Disabilities:			
X	Parking	X		
	Entry	X Back Entry	X Front Entry	
X	Bathrooms	X		
X	New Center	X		
	Other			
	TOTALS:	16	14	3
		ASSIGNED RANKING		

Instructions: Items not on the form are answered in either chapter 5 or through documentation included in the appendix as explained in Part A of this chapter.

II. Planning and Schedule:

- A. Pre-Planning:** Quantification of problems through health and building code inspections as well as architectural/engineering review.

Jeff Batten, Health Inspector for Southwest District Health routinely inspects the kitchen facilities at the Weiser Senior Center. In **Attachment A** you will find the most recent inspection report from him which lists numerous findings along with a Letter of Support for the New Senior Center building.

The seniors have hired an Architect, Gowland Johanson and Zimmerman to design a new senior center. Bid specifications and project plans have been generated and utilized to complete the Phase I improvements. The senior are ready to complete the construction with the award of this Block Grant.

- B. Project Planning:** Describe coordination of agencies involved in planning and funding your project.

The Weiser Senior Citizens have completed final designs for the proposed project. Environmental Scoping has been completed and letters sent out to Federal and State agencies. The project is not within a wetland or flood plain, does not impact endangered or threatened species, and is not of historic concern. It is anticipated that this project will be considered a FONSI by HUD. In addition, the Weiser Senior Citizens have hired Shawn Charters to provide Grant Administration Services for the project. Upon an award of ICDBG funds, the Weiser Seniors will enter into a contract for said professional services. See **Attachment A** for copies of the Agency Letters.

III. Benefits:

A. Activities Provided: Describe the nature of the activities.

Some of the services activities & services the Weiser Senior Center provides are the following:

- Prepare and deliver nutritious meals to over 50 home bound and handicapped senior citizens on a daily basis. In addition to delivered meals we serve over 1,000 congregate meals per month at the center.
- Provide a respite program for caregivers.
- Provide a chore service for seniors and the handicapped unable to perform chores and upkeep to their homes.
- Provide transportation for Doctor and Hospital appointments.
- Perform shopping and other necessary travel for seniors and for those unable to drive.
- Partner with the Weiser Memorial Hospital Home Health by providing space for blood pressure monitoring, foot clinics and in home care services.
- Partner with Southwest District Health for flu and pneumonia immunization shots.
- Partner with Payette Sun Bridge for blood sugar screening and blood pressure monitoring.
- Provide luncheon and meeting area for the local Lions Club and Kiwanis club.
- Provide information and referral service for prescription drugs, housing, circuit breaker property tax reduction, energy assistance and income tax.
- Provide recreational activities such as exercise classes, dance, fellowship dinners, crafts and quilting.
- Designated as an Emergency Evacuation Center for the City of Weiser and Washington County.

In addition to the above services, the Weiser Senior Center hosts numerous parties and dinners. This activity is expected to increase with a new facility. Please see a sample calendar page for the senior center located in **Attachment G**. The National Rifle Association has contacted the Weiser Senior Center regarding meeting space; however the current facility is not able to accommodate their needs for size and private meeting space. The new center will meet more of the community needs.

B. LMI and Minority Outreach: Describe your center's outreach activities directed to this population.

According to the U.S. Census Bureau there are 991 seniors residing in the benefit area of which 100% are classified as low and moderate-income persons. This facility is owned, operated and provides services primarily to the Elderly residents of Washington County. The Weiser Seniors make every effort to extend welcome and fellowship to all citizens in the area, regardless of income, race, national origin, or color who use the Senior Center. The Weiser Senior Citizens will post notices within the Community declaring its non-discrimination and reasonable accommodation on the basis of disability policies. ACHPC will also attempt to target its programming and events towards persons that have disabilities. On a regular basis the Community Center will canvas the area for new patrons. The senior center plans to use publicity of their accessibility and the programs, services, and or activities offered as a recruitment tool for new patrons.

IV.

Activities Provided

List the number, and frequency of activities and services the center is providing to seniors, the neighborhood and/or the community on a monthly basis. Applicants should include activities and services such as health, recreation, nutrition, educational, and transportation programs.

The number and quality of services will be considered in assigning quartile points to this area. ICL will calculate the frequency by taking the number of days an activity or service is offered during the course of the month multiplied by twelve.

Senior/Community Center Activities

Type of Activity	Existing Activity	Proposed Activity	No. of days Offered Per month	Facilitated By
A. Health				
Foot Clinic	X		2	Pat Flores RN Weiser Senior Center
Blood Pressure	X		2	WSC – Home Health
Hearing Test	X		1	WSC – Turner Hearing
Support Group	X		1	WSC – Assisting Hands
Flu Shots	X		2 x / Year	WSC – S.W. District Health
B. Recreation				
Pool Tables	X		22	WSC
Bingo	X		4	WSC - Kiwanis
Puzzles	X		22	WSC
C. Meals				
Congregate	X		16	WSC
Meals on Wheels	X		31	WSC
Nutrition EDU	X		22	WSC
D. Other				
Mobile Food Pantry	X		1	WSC – Idaho Food Bank
Medicare Counsel	X		31	WSC Coordinator – ID Dept. of Insurance
Computers	X		3	WSC
Meetings			3	WSC
Weddings Recep		X	2	WSC
Funeral Dinners	X		2	WSC
Transportation	X		20	WSC – Transportation to Dr.'s, Shopping
Totals				

***Points will be awarded for documented activities

XVII. CERTIFICATIONS

I certify the data in this application is true and correct, that this document has been duly authorized by the governing body of the City of Emmett and we will comply with the following laws and regulations if this application is approved and selected for funding.

- National Environmental Policy Act of 1969
- Civil Rights Act of 1964 Pub.L 88-352
- Civil Rights Act of 1968 Pub.L 90-284
- Age Discrimination Act of 1975
- Rehabilitation Act of 1973, Section 504
- Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24)
- Housing and Community Development Act of 1974, as amended Pub.L 93-383
- Davis-Bacon Act (40 USC 276a - 276a-5)
- Historic Preservation Act
- OMB Circular A-87, and ensure that sub-recipient complies with A-110 and A-122

- Section 106 of the Housing and Urban Recovery Act of 1983 certifying to:
 - Minimize displacement as a result of activities assisted with CDBG funds by following the Idaho Department of Commerce & Labors anti-displacement and relocation assistance plan;
 - Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;
 - Provide opportunities for citizen participation comparable to the state's requirements (those described in Section 104(a) of the Act, as amended);
 - Not use assessments or fees to recover the capital costs of ICDBG funded public improvements from low and moderate income owner occupants;
 - Abide by all state and federal rules and regulations related to the implementation and management of federal grants;
 - Assess and implement an Accessibility Plan for persons with disabilities in accordance with Section 504 of the Rehabilitation Act of 1973, as amended;
 - Adopt and implement an Excessive Force Policy;
 - Prohibition of Use of Assistance for Employment Relocation, Section 588 of the Disability Housing and work Responsibility Act of 1998 Pub.L 105-276.
 - Anti-Lobbying Certification: No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification or amendment of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with this federal grant, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Signed by Chief Elected Official

John R. Walker, Mayor

Typed Name

March 3, 2009

Date

XVIII. ICDBG Environmental Scoping - Field Notes Checklist

Applicant City of Weiser Sub Recipient Weiser Senior Citizens

This site and desk review checklist is to be completed by the Applicant and submitted with the application.

The purpose of the checklist is to help the Applicant and ICL better understand what environmental statutes or provisions per 24 CFR 58 might impact the proposed project. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable and to assist in completing the environmental review record. The Applicant may choose to attach this scoping checklist as part of the environmental review record.

1. Limitations on Activities

Is the Grantee planning or in the process of acquiring property for this proposed project? ___ Yes X No

If yes, is the Applicant aware that land acquired or site work after submission of the ICDBG application is subject to 24 CFR 58.22 Limitation on Activities Requiring Clearance? Meaning once an application for ICDBG funds is submitted, neither Applicant or sub recipient, may commit Non-HUD funds to a project for land acquisition or site work (except for minor testing) before the environmental review is complete, unless the land acquisition or contract is conditioned on completion of the ICDBG environmental review.

2. Historic Preservation

Has the SHPO been notified of the project? X Yes ___ No

Have tribes with possible cultural and religious sites been notified of the project? ___ Yes ___ No

3. Floodplain Management

Is the project located within a floodway or floodplain designated on a current FEMA map? Check Web site <http://store.msc.fema.gov/> ___ Yes X No ___ Not Sure

If yes, is the community where the project is taking place a participant in the National Flood Insurance Program. Check Web site www.idwr.idaho.gov/water/flood ___ Yes ___ No

4. Wetland Protection

Are there ponds, marshes, bogs, swamps, drainage ways, streams, rivers, or other wetlands on or near the site? ___ Yes X No

If yes, has the Army Corps of Engineers (ACoE) been notified? ___ Yes ___ No

5. Sole Source Aquifers (Clean Water Act)

Is proposed aquifer located over an EPA designated aquifer area? ___ Yes X No

6. Endangered Species Act

Has U.S. Fish and Wildlife Service, NOAA Fisheries, and Idaho Fish and Game Regional Office been notified about the project? X Yes ___ No

7. Wild and Scenic Rivers Act

Is the project located within one mile of a designated wild and scenic river? Idaho wild and scenic rivers include portions of the St. Joe, Lochsa, Selway, Middle Fork of the Clearwater, Snake, Rapid, and Middle Fork of the Salmon. Check Web site www.nps.gov/rivers/ ___ Yes X No

8. Clean Air Act

Is the project located in a designated non-attainment area for criteria air pollutants? ___ Yes X No

For building demolition or improvements has an asbestos analysis been planned for or conducted?

___ Yes ___ No X N/A

For housing rehabilitation has a lead based paint assessment been planned for or conducted?

___ Yes ___ No X N/A

9. Farmland Protection Policy Act

Is the project located on a site currently zoned as residential, commercial, or industrial? X Yes ___ No

Is the project area currently being utilized for farm or agricultural purposes ? ___ Yes X No

If yes, has the USDA Natural Resource Conservation Service or local planning department been notified about the project? ___ Yes ___ No

10. Environmental Justice

Does project have a disproportionate environmental impact on low income or minority populations?

___ Yes X No

11. Noise Abatement and Control

Is the project new construction or rehabilitation of noise sensitive use (i.e. housing, mobile home parks, nursing homes, hospitals, and other uses where quiet is integral to the project functions)?

___ Yes X No

If yes is the project located within 5 miles of an airport, 1000 feet of a major highway or busy road, or 3,000 feet of a railroad. ___ Yes ___ No

12. Explosive and Flammable Operations

Is the physical structure (not necessarily infrastructure) intended for residential, institutional, recreational, commercial or industrial use? ___ Yes X No

If yes, are there any above ground explosive or flammable fuels or chemical containers within one mile of the physical structure? ___ Yes ___ No

If yes, have you been able to identify what the container is holding and the container's size?

___ Yes ___ No

13. Toxic Chemicals and Radioactive Materials

Are there any known hazardous materials, contamination, chemicals, gases, and radioactive substance on or near the site? ___ Yes X No

If yes, explain _____

During the visual inspection of the site is there signs of distressed vegetation, vents or fill pipes, storage/oil tanks, stained soil, dumped material, questionable containers, foul or noxious odors, etc.

___ Yes X No

If yes, explain _____

At this time is the site's previous uses known to have been gasoline stations, train depots, dry cleaners, agricultural operations, repair shops, landfill, etc.? ☐ Yes ☒ No

Are other funding agencies requiring the Grantee to perform an American Society for Testing Materials (ASTM) environmental assessment? ASTM assessment involves analysis of site uses and ownership, inspection of site, and possible testing. ☐ Yes ☒ No

14. Airport Clear Zones and Accident Potential Zones

Is the project located within a designated airport runway clear zone or protection zone? ☐ Yes ☒ No

Does the project involve acquisition of land or construction/rehabilitation of building or infrastructure in an airport runway clear zone or protection zone? ☐ Yes ☒ No

If yes, is the grantee aware that the airport operator may wish to purchase the property at some point in the future as part of a clear or accident zone acquisition program? ☐ Yes ☐ No

15. Other Environmental Reviews

Have facilities studies or other environmentally related site reviews been conducted or in the process of being conducted? ☒ Yes ☐ No

If yes, are there any identified concerns or recommended mitigation measures? ☐ Yes ☒ No

List if known - The Environmental Review process for ICDBG Funding has begun. Letters were sent out on February 19, 2009 requesting comments.

16. Information Letters

The advanced mailing of environmental information letters is sought in an effort to minimize the project's timeline in waiting for necessary documentation or information. It will also assist in earlier responses to required mitigation measures should the proposed project receive ICDBG funding.

Place a check mark by the agencies that have been mailed an environmental information letter.

- ☒ Idaho State Historic Preservation Officer
- ☒ Tribal Historic Preservation Officer or Tribal Office
- ☒ Idaho Department of Water Resources
- ☒ Army Corps of Engineers (if wetlands are applicable)
- ☒ U.S. Fish and Wildlife
- ☐ NOAA Fisheries (if salmon and/or steelhead are applicable)
- ☒ Idaho Fish and Game
- ☒ USDA Natural Resource Conservation Service (if farmlands are applicable)
- ☒ Idaho Department of Environmental Quality
- ☐ Local Government – Planning Department
- ☒ Others Bureau of Land Management, Bureau of Reclamation, Environmental Protection Agency, Idaho Transportation Department, FEMA, State Fire Marshall, HUD, Department of Lands, Department of Health & Welfare, Idaho Parks and Recreation,

Completion of the scoping checklist does not constitute that all environmental provisions or clauses related to 24 CFR 58 Environmental Reviews have been met or are known at this time.

Completed By

March 3, 2009

Date